

MINUTES

**WICHITA HISTORIC PRESERVATION BOARD
11 FEBRUARY 2008
CITY HALL, 455 N. MAIN, 10TH FLOOR
3:00 P.M.**

ITEM NO. 1 ROLL CALL

Members Present: Jim Guy
 Elena Ingle
 Rachelle Pulkkila
 Mike Seiwert
 Vicki Churchman
 Claire Willenberg (in at 3:03)

Members Absent: Kim Edgington

Staff Present: Kathy Morgan, Senior Planner, Historic Preservation Office
 Barbara Hammond, Planning Analyst, Historic Preservation Office
 Sharon Dickgrafe, City Attorney
 Ingrid Mendoza, City Archaeologist

ITEM NO. 2 ADDITIONS OR ADJUSTMENTS TO THE AGENDA

(HPC2008-00015 has two elements 1) minor, 2) Major. We would like to add to agenda the Major under Certificate of Appropriateness to be item D.

Motion #1 made by, Ingle 2nd Seiwert by to add HPC2008-00015 to the agenda. Motion carried unanimously (5-0).

ITEM NO. 3 REVOLVING LOAN FUND UPDATE

Revolving Loan Fund – Residential	\$129,666.71
Revolving Loan Fund – Non-Residential	
Deferred Loan Fund – Residential	less than \$1,000.00

ITEM NO. 4 CORRESPONDENCE

None

ITEM NO. 5 APPROVAL OF MINUTES FROM THE 14 JANUARY 2008 MEETING

(Willenberg walked in)

Motion #2 made by Ingle, 2nd Willenberg by to approve the January 14, 2008 Minutes as presented. Motion carried unanimously (6-0).

ITEM NO. 6 OLD BUSINESS

None

ITEM NO. 7 CONSENT AGENDA

A. Roof Repairs
HPC2008-00009

B. Signs
HPC2008-00004 121 S. Lulu. Sign face change.
HPC2008-00014 1021 E. Douglas. Change copy on existing pole sign.
HPC2008-00015 221 N St. Francis. Change copy on existing wall sign.

C. Other
HPC2008-00007 1001 S. St. Francis. Install vinyl siding over asbestos with new vinyl windows.
HPC2008-00011 1050 N. Broadway. Placement of DVD vending kiosk under McDonald overhang.

Motion #3 made by Seiwert, 2nd by Ingle to approve the consent agenda. Motion carried unanimously (6-0).

ITEM NO. 8 CERTIFICATE OF APPROPRIATENESS APPLICATIONS

- A. MAJOR:** (HPC2008-00008) Environs, Fairmount Cottage
APPLICANT: Cornejo and Sons/WSU Trustees
FOR: 1708 N. Vassar

Applicant proposes to tear down house south of apartment complex and seed lot to grass.

WSU Trustee Eric Sexton was present for comments and questions.

Motion #4 made by Willenberg, 2nd Churchman by to find that the proposed demolition of 1708 N Vassar does not encroach, damage or destroy the environs of Fairmount cottage or Congregational Church. Motion carried unanimously (5-1). Ingle Opposed.

- B. MAJOR:** (HPC2008-00010) Environs, Engine House No. 6
APPLICANT: USD 259
FOR: 1241 S. Emporia, 1240 S. Topeka, 1244 S. Topeka and 1246 S. Topeka

Applicant proposes to demolish four houses to expand playground area and off street parking for Lincoln School.

Julie Hedrick of USD 259 was present for comments and questions. Provisions would be made for salvaging of items.

Motion #5 made by Willenberg, 2nd Ingle by to find that the proposed demolition of 1241 S Emporia, 1240 -1244 -1246 S. Topeka does not encroach, damage or destroy the environs of Engine House No. 6. Motion carried unanimously (6-0).

- C. MAJOR:** (HPC2008-00013) Environs, Sternberg House
APPLICANT: Office of Central Inspection
FOR: 1139 N Fairview

Applicant proposes to demolish structure condemned by City Council.

Deb Legge from Office of Central Inspection was present for comments and questions.

Motion #6 made by Willenberg, 2nd Ingle by to find that the proposed demolition of 1139 N Fairview does not encroach, damage or destroy the environs of the Sternberg House.. Motion carried unanimously (6-0).

- D. MAJOR:** (HPC2008-00016) Environs, Kress, Farmers and Bankers, Michigan, Orpheum, Lassen Hotel, Scottish Rite buildings
APPLICANT: Stan Shelden for George Laham
FOR: 147 N. Broadway

Applicant proposes to demolish existing commercial structure and create surface parking lot with 8 foot masonry walls on the east and west sides of the lot with security gates.

Stan Sheldon for George Laham was present for comments and questions.

Motion #7 made by Seiwert, 2nd Pulkila by to find that the proposed demolition of 147 N Broadway does not encroach, damage or destroy the environs of the Kress, Farmers and Bankers, Michigan, Orpheum, Lassen Hotel, Scottish Rite buildings. In addition to continue communication with HP staff during demolition to ensure that there is not structural impact to the Watermarks Bookstore Building. Motion carried unanimously (6-0).

- E. MAJOR:** (HPC2008-00015) Environs, Warehouse & Jobbers Historic District
APPLICANT: FSC Signs
For: 221 N. St Francis

Applicant proposes to erect a new, freestanding pole sign. Size: aluminum frame, 4-ft x 12-ft (48 square feet) on a 20-ft pole (8" diameter). The sign will not be interior-lighted.

Motion #8 made by Churchman, 2nd Seiwert by to find that the new sign be allowed if downsized to a maximum of 32 square feet, 15 feet tall per the guidelines. To include listed modification allow a free standing sign if (No taller than bottom of the neighboring windows to the south and bottom was no lower than the bottom of the awning in existence of the building to the south and does not project out any further than the existing neighboring awning, and was not larger than 32 square feet and must be permissible by the Office of Central Inspection, signage requirement and the Fire Department given the location of the water hydrant). Motion carried unanimously (6-0).

ITEM NO. 9 MISCELLANEOUS MATTERS

1. Discussion of City Preservation Ordinance

Dialog will continue with Sharon Dickgrafe, Dale Miller, Kathy Morgan, and Barbara Hammond on the revision of the City Preservation Ordinance.

2. Kansas Preservation Conference April 24 – 26 in Hutchinson.

Kathy Morgan advised that if there were any interested parties wishing to attend the conference to please get with her.

3. Ingrid Mendoza, City Archaeologist mentioned that further investigation will occur with the site located at Central and Waco the Dillions Store. A map showed this site as an archaeological site, and that she would provide update on the findings as they occur.

4. Claire Willenberg mentioned that the Board of Realtors was looking to have the legislation eliminate or amend the 500' environs, and Mrs. Willenberg would like the Boards comments on this issue. In addition would like to further Educate individuals on what an environs is and how it impacts property owners, business owners and concerned individuals, etc.

5. Tulsa National Preservation Conference 2008, call 800-944-6847 or go to website www.nthpconference.org or email conference@nthp.org if you would like to attend.

ITEM NO. 10 ADJOURNMENT

Motion #9 made by Ingle, 2nd by Pulkkila to adjourn meeting at 5:20 p.m. Motion carried unanimously (6-0).